



## **COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

<b>REDEVELOPMENT AGENCY</b>	<b>COUNCIL MEMBERS</b>
Dennis Kennedy, Chair	Dennis Kennedy, Mayor
Hedy L. Chang, Vice-Chair	Hedy Chang, Mayor Pro Tempore
Larry Carr, Agency	Larry Carr, Council Member
Greg Sellers, Agency Member	Greg Sellers, Council Member
Steve Tate, Agency Member	Steve Tate, Council Member

**WEDNESDAY, SEPTEMBER 24, 2003**

### **AGENDA**

#### **JOINT MEETING**

#### **REDEVELOPMENT AGENCY REGULAR AND SPECIAL MEETING**

**and**

#### **CITY COUNCIL SPECIAL MEETING**

***A Special Redevelopment Agency and Special City Council Meeting  
Is Called at 5:00 p.m. for the Purpose of Conducting a Workshop  
and Closed Sessions.***

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**Dennis Kennedy, Mayor/Chairperson**

#### **CALL TO ORDER**

(Chairperson/Mayor Kennedy)

#### **ROLL CALL ATTENDANCE**

(Agency Secretary/City Clerk Torrez)

#### **DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(Agency Secretary/City Clerk Torrez)

**5:00 P.M.**

## ***City Council Action***

### **WORKSHOP:**

	Time Estimate		Page
1.	60 Minutes	<b><u>CRIME CONTROL STRATEGY</u></b> .....	1
		<b><u>Recommended Action(s):</u></b>	
		1. <b><u>Receive</u></b> Report; and	
		2. <b><u>Consider</u></b> Options for Policy Direction.	

**6:00**

## ***Redevelopment Agency Action and City Council Action***

### **CLOSED SESSION:**

1.	
<b><u>CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION</u></b>	
Authority:	Government Code Sections 54956.9(b) & (c)
Number of Potential Cases:	2

2.	
<b><u>PUBLIC EMPLOYEE PERFORMANCE EVALUATION</u></b>	
Legal Authority	Government Code 54957
Public Employee Performance Evaluation:	City Manager
Attendees:	City Council, City Manager

### **OPPORTUNITY FOR PUBLIC COMMENT**

### **ADJOURN TO CLOSED SESSION**

### **RECONVENE**

### **CLOSED SESSION ANNOUNCEMENT**

**7:00 P.M.**

### **SILENT INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CITY COUNCIL SUBCOMMITTEE REPORTS**

**PRESENTATION**

Daughters of Charity  
*Joanne Allen*  
*Senior Vice President*  
*Chief Strategic & Medical Services Officer*

**OTHER REPORTS**

**CITY TREASURER'S REPORT**

Michael Roorda

**PUBLIC COMMENT**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME  
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND  
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE  
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY  
COUNCIL/REDEVELOPMENT AGENCY.**

## ***Redevelopment Agency Action***

**CONSENT CALENDAR:**

**ITEM 2**

The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

**Time Estimate**

**Consent Calendar: 1 - 10 Minutes**

**Page**

2. **AUGUST 2003 FINANCE & INVESTMENT REPORT** .....3  
**Recommended Action(s):** Accept and File Report.

## ***Redevelopment Agency and City Council Action***

### **CONSENT CALENDAR:**

#### **ITEMS 3-5**

The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

#### **Time Estimate**

#### **Page**

**Consent Calendar: 1 - 10 Minutes**

3. **RE-BUDGETING 2002-2003 PROJECTS/PROGRAMS**.....13  
**Recommended Action(s): Approve** the Re-budgeting of 2002-2003 Project/Program Costs in the 2003-2004 Budget.
4. **CARRYOVER OF ENCUMBRANCES FROM 2002-2003**.....29  
**Recommended Action(s): File** Report.
5. **APPROVAL OF SPECIAL AND REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF SEPTEMBER 17, 2003**.....59

## ***City Council Action***

### **CONSENT CALENDAR:**

#### **ITEMS 6-11**

#### **Time Estimate**

#### **Page**

**Consent Calendar: 1 - 10 Minutes**

6. **ALTERNATIVES TO SPRINKLER PROTECTION FOR RESIDENTIAL TO COMMERCIAL CONVERSIONS IN DOWNTOWN**.....71  
**Recommended Action(s): Approve** the Guidelines for Alternative Methods and Materials for In-Lieu Sprinkler Protection for Residential to Commercial Conversions in Downtown.
7. **ESTABLISHMENT OF CLASSIFICATION AND SALARY RANGE FOR NEW POSITION OF RECREATION SERVICES COORDINATOR**.....75  
**Recommended Action(s): Adopt** New Job Description and Salary Range for the Position of Recreation Services Coordinator
8. **ESTABLISHMENT OF ADDITIONAL POLICE OFFICER POSITION FOR LIMITED PERIOD BECAUSE OF UNUSUAL CIRCUMSTANCES**.....83  
**Recommended Action(s):**
  1. **Establish** Additional Police Officer Position for Limited Period; and
  2. **Appropriate** \$60,000 in the General Fund (010) for Fiscal Year 2003/04.

**Time Estimate** **Page**  
**Consent Calendar: 1 - 10 Minutes**

9. **ADOPTION OF RESOLUTION IN SUPPORT OF WATER RESOURCES PROTECTION COLLABORATIVE**.....87  
**Recommended Action(s): Adopt** Resolution in Support
  
10. **APPROVAL OF AMENDED PURCHASE AGREEMENT FOR TENNANT AVENUE WIDENING PROJECT (APN: 817-04-007)**.....109  
**Recommended Action(s):**  
  1. **Approve** Amended Purchase Agreement; and
  2. **Authorize** the City Manager to Execute Purchase Agreement, Subject to Approval as to Form by the City Attorney, with the Owners of APN 817-04-007 for Total Compensation of \$51,500 Plus Escrow and Closing Costs.
  
11. **AQUATICS CENTER PROJECT – AUGUST CONSTRUCTION PROGRESS REPORT, ADDITIVE ALTERNATIVES AND LEEDS CERTIFICATION PROCESS**.....113  
**Recommended Action(s):**  
  1. **Progress Report** – Information Only;
  2. **Approve** the Addition of Bid Alternatives: #1 Deep Competition Pool, #2-Sprayground, #3-Six Lane Instructional Pool and #6-Integral Colored Concrete Pool Deck for a Total Contract Change Order of \$341,728; and
  3. **Direct** Staff to Proceed with Attaining LEED’s Rating Without Actually Receiving Certification.

## ***Redevelopment Agency and City Council Action***

### **OTHER BUSINESS:**

**Time Estimate** **Page**

12. 20 Minutes **SELECTION CRITERIA FOR THE DOWNTOWN REQUEST FOR CONCEPTS PROCESS**.....123  
**Recommended Action(s): Approve** the Selection Criteria and Process.

## ***City Council Action***

### **OTHER BUSINESS:**

**Time Estimate** **Page**

13. 20 Minutes **GREENBELT ALLIANCE PLAN FOR COYOTE VALLEY**.....131  
**Recommended Action(s):**  
  1. **Receive** Presentation and **Consider** Recommendations of Plan; and
  2. **Continue** to Monitor San Jose Progress in Development of City Plan for Coyote Valley.
  
14. 30 Minutes **EXTENSION OF FIRE AND EMERGENCY MEDICAL SERVICES CONTRACT**.....139  
**Recommended Action(s):**  
  1. **Authorize** Negotiations with the Santa Clara County Fire Department to Extend the Current Service Contract Beyond June 30, 2005; and
  2. **Authorize** Negotiations with South County Fire District (CDF) Regarding Implementation of Fire Master Plan Recommendations.

**15. 10 Minutes      WATER RATES ..... 151**

**Recommended Action(s):**

1.     **Accept** the Finance Director's Report Concerning Water Rates;
2.     **Direct** Staff to Return within One Month with a full Analysis of Water Revenues and Costs; and with Proposed Water Rates Through 2007.

**FUTURE COUNCIL-INITIATED AGENDA ITEMS:**

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**ADJOURNMENT**